



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE TUESDAY, JULY 5, 2005

Minutes

The Special Studies Committee met at 6:00 PM on July 5, 2005 in the Caucus Rooms of City Hall, Carmel, Indiana.

Members present: Jerry Chomanczuk; Mark Rattermann; and Steve Stromquist, thereby establishing a quorum.

Matt Griffin attended the meeting on behalf of the Department of Community Services. John Molitor, legal counsel was also present.

1. Docket No. 05040019 ADLS Amend: Marriott Courtyard.

The applicant seeks to replace 2 signs (1 ground and 1 wall). The site is located at 10290 N. Meridian Street. It is zoned B6 and is in the US 31 Overlay.
Filed by Christian Golden of GSW Lighting, LLC.

Chris Golden, GSW Lighting, LLC appeared before the Committee representing the applicant. The existing Courtyard Hotel, located at the southwest corner of 103rd Street and Meridian seeks to replace two signs—one wall and one ground sign. Currently, there is a monument sign located on US 31; the second sign is a sign located on the northeast tower facing east, US 31 traffic.

The proposed signs have been modified to conform to the City of Carmel's preference and Ordinance. The letters will be illuminated by the use of opaque fabrics and/or vinyl that will only allow the white copy "Courtyard Marriott" to be illuminated on both the monument and the wall sign. The signs will have a reduced square footage when compared to the existing signs; the new wall sign will have a total square footage of 79.5 feet; the monument sign will have a total square footage of 72 square feet. The two signs will be illuminated evenly with the use of high-output lamps.

The petitioner believes the installation of the two signs will enhance the image of the property. The previous design was to be illuminated completely and that has been modified so that only the letters will be illuminated.

Department Report, Matt Griffin. The petitioner has addressed the Department's concerns regarding illumination of the ground sign at night. It was originally requested that the letters would be punch-through letters for the Courtyard, but given the way it illuminates, it will read the same way. The Department prefers illuminated channel letters on the wall sign as opposed to the box-mounted cabinet.

Mark Rattermann said he had no problem with the signs—they are not facing anything but highway 31.

Mark Rattermann made formal motion to approve **Docket No. 05040019 ADLS Amend, Marriott Courtyard** as submitted, seconded by Steve Stromquist, **Approved 3-0.**

2. **Docket No. 05060025 ADLS Amend: Meridian Tech Center - HSBC**

The applicant seeks approval for a wall sign.

The site is located at 111 Congressional Blvd and is zoned B-6/Business.

Filed by Matt Tolley for HSBC.

Matt Tolley appeared before the Committee representing the applicant. The applicant is seeking approval for a wall sign on the building located at 111 Congressional Boulevard.

The sign will face south; the current sign is all white, the proposed sign is black with white and red with halo lighting behind the letters. The white and red portion of the sign illuminated at night. The sign is 22.6 feet by 3.4 feet, approximately 75 total square feet, and about 5 stories high (8 feet off the ground.)

Department Report, Matt Griffin asked for clarification on the building and the location. The Department had asked for a sign inventory and is satisfied that there is only one sign on the site. As presented, the signage complies with the Ordinance and approval is recommended after all concerns have been addressed.

Mark Rattermann made formal motion to approve **Docket No. 05060025 ADLS Amend, Meridian Tech Center – HSBC**, seconded by Steve Stromquist, **Approved 3-0.**

3. **Docket No. 05060024 ADLS Amend: Keystone Square - Carmel Racquet Club**

The applicant seeks approval for a ground sign.

The site is located at 225 E Carmel Dr and is zoned B-8/Business.

Filed by Greg Griffey of the Carmel Racquet Club.

Greg Griffey appeared before the Committee representing the Carmel Racquet Club. At the time the Racquet Club was constructed, there were no other buildings on Carmel Drive; there was a sign on the front of the building.

Due to surrounding development, the driveway to the Racquet Club is difficult to see. The sign has been eliminated from the building, and the petitioner would like a ground sign at the entry drive. The sign will be perpendicular to Carmel Drive and off the right-of-way. The light is

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termed a “focused flood” and is a narrow beam flood with no light spillage on either side. One light will be used on either side of the sign.

Department Report, Matt Griffin. The signage as shown complies with the Ordinance in terms of size and square footage; the sign will need to be at least five feet above the right-of-way, otherwise, the Department is recommending approval.

Mark Rattermann wanted to make sure that the lighting for the sign does not become an issue for traffic on Carmel Drive.

Greg Griffy responded that the lighting and sign would be inside the landscape ring. The lighting can be adjusted to illuminate only the sign. Freeman Signs is planning to illuminate only the center of the sign; the distance from the sign to the light will be approximately 1 ½ feet.

Mark Rattermann made formal motion to approve **Docket No. 05060024 ADLS Amend, Keystone Square—Carmel Racquet Club**, seconded by Steve Stromquist, **Approved 3-0**.

*Note, there will be landscaping around the monument sign; the height is approximately 5 feet to the top of the structure.

4. **Docket No. 05050001 DP/ADLS: Nightingale Home Healthcare**

The applicant seeks approval for an office building on 1.23 acres±. The site is located at 1036 S Range Line Rd, and is zoned B-3/Business within the Carmel Dr-Range Line Rd Overlay.
Filed by Mark Swanson of Mark Swanson Associates.

Dennis Lockwood, Mark Swanson Associates, and Kevin Roberts, DeBoy Land Development Services appeared before the Committee representing the applicant.

The existing healthcare facility is to be demolished and replaced with a 30,000 square-foot, three-story office building; parking will be in the rear as well as a parking garage in the lower level with a foyer from the main level leading to the elevator and stairwell.

The first floor is grade level entrance off Range Line Road into an atrium/reception area with a leading area adjacent to the elevators and stairs leading to the upper floors. The balance of the space is for future tenant use. The second floor is primarily office space for health services and providers—there is no health care provided in the facility—the use would be strictly offices and administrative staff.

The drawings have been revised to provide for less brick fronting Range Line Road. Brick samples were shown—type A in the main body of the building, supplemented by a textured brick, type B, with stone accents on the cap of the building and heads and sills of the windows. A split-face type brick will be used as an accent band around the elevations; glass window samples were also displayed (transparent.) The east elevation faces Range Line Road a large

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atrium fronting Range Line Road and much less brick. The north elevation faces Rich's Furniture; the west elevation faces City Hall. There is a mechanical screen roll on the roof.

Regarding bicycle parking, a bicycle rack accommodating 2 bicycles will be installed on the property, per the Ordinance.

Department Report, Matt Griffin. The Department requests window clarification for transparency. The Department is awaiting a landscape plan from the petitioner and requests additional details in terms of the north parking area—if that is excess parking or will it be cutting into their required parking. The Department is recommending this item be sent back to the full Commission after all concerns have been addressed.

The petitioner states the windows will be a light color and transparent. The petitioner has been in discussion with Scott Brewer, Urban Forester, and as a result has added additional shrubs and trees along the north side of the parking lot as well as shade trees in the yard area.

Regarding the parking situation, Dennis Lockwood explained that Nightingale has had an agreement to use the parking spaces on the south side of Rich's Furniture for several years. A study has not been done to determine Rich's Furniture parking requirements.

Matt Griffin said the Department was also in the process of trying to determine the parking requirements for Rich's Furniture.

Jerry Chomanczuk commented on the parking situation. The proposal for the building is larger than the current footprint. Rich's Furniture could ultimately lease space to a more active type of tenant or sell the building. This type of shared parking relationship needs to be "nailed down" in the form of a commitment.

Mark Rattermann referred to a situation in which the City of Indianapolis had asked for every parking space and every square foot encompassed in the proposal because the parking spaces could not be counted twice; as a result, the building was downsized. Mark said he would bring up this topic again and again until it is ironed out.

Dennis Lockwood responded that there are 74 on-site parking spaces and 27 remote spaces. The parking ratio required by the City is 1 space per 300 square feet.

Mark Rattermann said the Ordinance is woefully inadequate at 1 space on site per 300 feet. This proposal is a definite violation.

Matt Griffin confirmed that the Ordinance regarding parking requirements was in the process of being amended and would be brought before the Plan Commission in the near future.

After reviewing the revised drawings that contain a lot more glass, the Committee determined that they preferred the east elevation shown in the initial proposal presented to the Plan Commission.

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Jerry Chomanczuk recommended that the petitioner work with the Department and Rich's Furniture to resolve the parking issue. A report from the Urban Forester is also needed regarding the size of the trees, location, and species.

The petitioner agreed to return to the August 2nd Committee meeting with revised drawings and some resolution of the parking situation and landscape plan.

5. **Docket No. 05050003 Z: Fortune Rezone**

The applicant seeks to rezone 43.6 acres from S1 to PUD for the purpose of developing a site with single family homes, townhomes, and limited commercial uses. The site is located at 2555 W 131st Street and is zoned S1.

Filed by Charlie Frankenberger.

TABLED to August 2, 2005

6. **Docket No. 05050004 Z: Arden Townhomes**

The applicant seeks to rezone 12.72 acres from R1 to PUD for the purpose of developing a site with 100 proposed townhomes. The site is located at 1940 E. 136th Street and is zoned R1 – Residential.

Filed by Jim Shinaver for Buckingham Properties.

Jim Shinaver, attorney with Nelson & Frankenberger appeared before the Committee representing the applicant. Also in attendance: David Leazenby, Vice President of Land Development for Buckingham Companies; Sarah Nisutti, Development Manager of Buckingham Companies; and Rich Kelly, Engineer, EMH&T Engineering.

The applicant seeks to rezone the subject site from its current R-1 Residential zoning to a PUD, Planned Unit Development in order to permit a townhome development. The real estate is north of and adjacent to Smokey Row Road/136th Street; to the west is Range Line Road; to the east is Keystone Avenue.

Jim Shinaver highlighted the underlying zoning of adjacent parcels. There are properties located to the north and west of the subject site that have current zoning classifications that are not residential in nature. In fact, north of the subject site is an apartment complex formerly named Cool Creek Apartments, B-3, B-1, and some B-2 zoning classifications, and even Industrial a little farther to the west. The site is also west of and adjacent to the Carmel High School Football Stadium.

The entrance to the site is adjacent to Smokey Row Road; the townhomes will be constructed on the north of the site. The tree conservation area is significant. There is a trail access point toward the Cool Creek Trail and trail circulation for pedestrian and bicyclists within the site.

What is being proposed at present is the rezone stage—the petitioner is not seeking any Development Plan or ADLS approval at this time. If the rezone were successful, the petitioner

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would return to the Commission for DP/ADLS approval as far as actual building design, landscape, etc.

David Leazenby provided a Traffic Analysis dated June 2005 to the Committee. Some of the analysis numbers were done in December 2004 and others in June 2005. The analysis looked at not only the instant project but has also taken into account Traditions on the Monon, farther west, existing intersections and how they are currently constructed, and the Range Line Road intersection off Smokey Row Road to determine how the Arden Townhomes would fit in in the event a one-lane round about is constructed. The conclusion from the traffic engineers suggest that the proposed project would create traffic that would flow within acceptable levels for these adjacent intersections—not only in the current layout but in the event the round-about is put into place for Range Line Road.

Rich Kelly, Engineer for the site, pin-pointed the site. Cool Creek borders the site on the west. Cool Creek is a regulated floodway, regulated by DNR. Any work in the flood plain would require a permit from DNR. At this time, the only proposal to work in the flood plain is for re-configuration and the drive into the property. An existing gravel drive that goes back to the existing residence would be moved to the east to allow for tree preservation. Mr. Kelly stated that the project will not have an impact on the capacity of Cool Creek, the course of the Creek will not be changed, it will not be constricted in any way, and the floodway is what DNR says they need to flow through the property. There will be no impact on the floodway other than the minor modifications to the existing entrance. Detention ponds are proposed at various areas on the site that will collect runoff from the entirety of the developed area of the site, store it temporarily, and release it in accordance with the City and the County regulations. The petitioner cannot release water into Cool Creek at a rate that is higher than today's current rate.

Regarding an emergency access to the high school site, discussions have been held with the school for fire or emergency vehicles to be able to access the school site from the proposed townhomes, if need be. There is nothing more definitive to report at this time, but communication is ongoing.

Sidewalks run along the entirety of the project on both sides as well as a sidewalk that runs through the main courtyard area that would allow both bicyclists and pedestrians to walk through the site and gain access to the north at Cool Creek. Currently, the asphalt path extension does not exist on the school site—perhaps the school can construct a path on their property closer to the crosswalk that the students utilize.

Public Comments were invited at this time.

David Bird, 1841 East 136th Street, opposed by reason of traffic congestion, bank erosion of Carmel Creek, density of the project. Traffic report is flawed by reason of the June date, *after* school year.

Kim Bird, 1841 East 136 Street, opposed by reason of traffic, construction traffic, loss of wildlife.

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Albert Pickett, 1st Avenue NE and approximately 200 feet of frontage on Smokey Row Road, said he considered the traffic to be very bad at this location, especially during rush hour AM and PM hours. The traffic is very heavy.

Nancy Jacobs, 1945 East 136th Street, voiced concern with the high density of the project, the traffic onto a two-lane street, and the Creek.

Jerry Chomanczuk commented on the traffic analysis—the counts were made in the month of June. Secondly, the Traditions on the Monon were calculated on December 20th--into the Holiday season.

David Leazenby responded that a traffic report was done in December, originally requested by Centex, but not published. The December report was expanded to include the proposed project. The petitioner will confirm whether or not the traffic figures are an adaptation of Traditions on the Monon.

Jerry Chomanczuk asked for clarification on the date of the traffic study and what factor was used or could be used for a school day.

Mark Rattermann commented that the site is not a very good one. There are apartments to the north and a sewage treatment plant, a school parking lot to the east—what would go in here—empty nester products? 50 units? Not three houses! Maybe the high school would want it for more parking!

Jim Shinaver said the petitioner would definitely ask for clarification on the traffic report. One item is that the AM peak time creates 43 exit trips and 9 entering trips. The PM peak will be 40 entering and 20 exiting. There has been discussion on the number of townhome units and parking spaces.

Mark Rattermann said the demographics of this project would not load the school system at 8:00 AM and 5:00 PM anyway. This project is not designed for people who are leaving for work daily but rather empty nesters. Ingress/egress is also an issue.

Jerry Chomanczuk said assumptions are being made here that empty nesters will want to be next to a parking lot with the high school bands playing/practicing at the football stadium and high school kids in and out of the parking lot.

David Leazenby responded that it is not empty nesters that are being targeted. There is not an empty nester or active adult segment in the ITE trip generation manual—there is a three-story townhouse. The typical buyer is someone under 35 with no kids or over 50 and no kids, but under 65.

As a part of the TAC review, John South, County Soil & Water Conservation District identified that once this project moves forward, if indeed it does, the Cool Creek will need to be looked at

relative to its condition and erosion. If there are areas that need to be mitigated, John South would expect that would be done during this project.

Mr. Kelly said they are proposing that runoff be captured in a pond and routed from the pond to the creek rather than just letting the water run through the floodplain—it will be channeled.

Steve Stromquist agreed with comments made by Mark Rattermann as to the desirability of this piece of land.

The petitioner agreed to return to the August 2, 2005 Committee meeting with a traffic engineer. John Molitor suggested that the City Engineer attend the next meeting to provide open dialogue with the traffic engineer.

Docket No. 05050004 Z, Arden Townhomes, was **continued** to the August 2nd, 2005 Committee Meeting.

7. Docket No. 05040027 DP/ADLS: West Carmel Center Office Park

The applicant seeks to create 4 office buildings on approximately 6 acres±. The site is located southeast of Commerce Drive. and Carwinion Way. The site is zoned B-5. Filed by Jack Lashenik of American Consulting, Inc. for Coastal Partners, LLC.

*Note: The Public Hearing remains open on this Docket through the Committee review.

Brad Keeshan, Coastal Partners LLC appeared before the Committee representing the applicant. Also in attendance: Alan Fetahagic, Engineer with American Consulting; Paul Meyer, JRA Architects.

Chris Commons attended the meeting on behalf of the Ashbrooke neighborhood subdivision.

Alan Fetahagic addressed the Committee and gave an overview of the proposed development. Four office buildings are proposed on six acres located southeast of Commerce Drive and Carwinion Way, within the West Carmel Center Office Park. The site is bounded by the lake and residential homes to the east and a Super Target store and Commerce Drive to the west.

The buildings are single story office buildings, each containing approximately 8100 square feet. Two curb cuts are proposed off Commerce Drive; the curb cuts are under Hamilton County Highway jurisdiction. The total required parking is 109 spaces, 141 are being provided.

Comments from the TAC committee included drainage. The Hamilton County Surveyor's office required a drainage easement along the top of the bank of the pond because the pond is a part of the legal drain. The petitioner has agreed to form a 15-foot drainage easement from the top of bank to the site. Also, the petitioner has applied for two variances—one for bufferyard/landscape, and the other for setback reduction in the 421 Overlay.

The petitioner has met with the adjacent subdivision neighborhood association and the issues are actively being addressed. Those issues are buffer and screening for car headlights facing the residential development.

Paul Meyer, architect further explained that the petitioner had worked with the Department to break the massing of the building using materials that were thought to be harmonious with the adjoining residential district and to also act as a buffer between the semi-big box retail. Most of the issues have been addressed. The buildings are single-story, not very tall, with a shingled roof to blend with the neighborhood. The roof is such that there is a hollow area where rooftop equipment can be placed so that it will be screened from view. The material is red brick with beige wood and EFIS trim and green mullions and limestone, pre-cast accent strips to blend with the homes in the neighborhood.

Items to be addressed are the outbuildings or service structures on the site, signage, and the dumpster/trash enclosures. The same materials will be utilized; there are a couple small pavilions for lunching or gathering space outdoors towards the lake and will act as a buffer strip between the residential neighborhood and the office buildings. The petitioner has also worked to develop the view from the lakeside—the residential side across the lake at the development. A lot of the understory is not shown on the landscape plan due to the computer crashing. The dumpsters themselves act as a screen wall with some landscape plantings surrounding it to soften the edge. This will also help reduce the view from the drive.

The petitioner is looking at lighting to reduce glare across the lake. There will be no horizontal fixtures in the back that will cast shadows; downlighting will be used at the building entries. The petitioner is also using decorative wall packs on the front entry pillars facing the street.

Department Report, Matt Griffin. What is the future expansion and why is there no direct link on the east of building number four that would connect the pedestrian path? Any landscape changes in response to the homeowners will need Scott Brewer's final approval. Otherwise, the Department is recommending this item be forwarded to the Plan Commission with a positive recommendation after all concerns have been addressed.

Paul Meyer responded that building 4 acts as a key pin and as far as connecting the walkway back to the center building, there will be a drive that will link and something will be done in the form of paving tack strip/focal strip, etc.

Comments were invited from members of the public at this time.

Chris Commons, 3871 Carwinion Way, Ashbrooke Subdivision, said a letter was submitted citing three concerns. Of the three concerns, landscaping is probably the biggest concern. At present, there is a fairly large berm across the pond that blocks most of the view. The proposal shows no berm at all from the pond up to the parking lot and car headlights and just being able to see the parking lot and cars from the homes is a big concern. The distance between the homes and the proposed development is probably 75 feet. Are there any requirements for distances—

berming or screening between residential and commercial? Is there any way to physically block the view?

Alan Fetahagic responded that the petitioner will be providing a three to four foot tall berm and will replace the maples with evergreens; there is also a row of bushes. There will be natural screening plus lighting. The brick dumpster will be enclosed.

Jerry Chomanczuk asked about the south and north elevations that indicate there will be entrance ways on both sides. Building one and building two look like the back of the buildings—will all four buildings have this elevation?

The petitioner responded in the positive—that is the basic intent. There will be a little variation as to where the main doors are; as far as the amount of windows and definitive entry, it will be the same all the way around. Depending on how the building is leased, the plan is to provide at least one, maybe more access points to each of the buildings. Whether they are used a lot or just emergency exits will remain to be seen as the buildings are leased.

Paul Meyer said a shared parking easement would have to be in existence to have common use of the parking lots. A lot of the offices are single, “Mom & Pop” shops with small footprints. Obviously, if a medical user comes in, more attention needs to be given as to where they would be placed inside the building. As far as screening headlights, the petitioner is willing to install a waist-high brick wall and an opaque screen inside the decorative hedgerow planting.

The light poles will be 20 feet high on a two-foot base; shoebox, down lighting.

Mark Rattermann made formal motion to forward **Docket No. 05040027 DP/ADLS, West Carmel Center Office Park** to the Plan Commission with a favorable recommendation, seconded by Steve Stromquist, Approved 3-0.

8. Docket No. 05050021 ADLS: 96th Street Professional Park – Building 3

The applicant seeks approval of a 10,121 sq. ft. office building, related site design, and parking. The site is located at 9745 Randall Drive and is zoned B3/Business.

Filed by Stacy Fouts of Insight Engineering.

Don Fisher, Insight Engineering appeared before the Committee representing the applicant. The proposed building is essentially similar to the two in existence except it is 1,000 square feet smaller and geared more towards a single user.

The façade is slightly modified; the first building has brick columns, the second building has EFIS columns. The center of the building has a bigger gable and more attractive—it is the main entrance for the user, a veterinarian.

The sign is 10 feet wide, 7 ½ feet tall; an 80 square foot sign is allowed according to Code. The sign is non-illuminated, channel cut letters. There are two other entrances in the front. The color scheme is the same as the existing buildings. The building is residential in appearance. The

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strip of offices acts as a buffer between the Auto Park, more intense users, and the residential area to the north.

Regarding the flood plain issue, the County Surveyor's Office pointed out that this area is in the flood area along Carmel Creek. The petitioner has been working with the City of Carmel Engineer, since it is out of the County's jurisdiction. Approximately 5 years ago, DNR approved a revised floodway. At the time the earth-work was done for the entire office park, the flood-line was moved and this is shown on the plans. County Soil & Water really has nothing to do with flood plain, but they do require erosion control—that has been addressed in the plans.

The plans have been revised to show dumpster screening. The landscape plan has been revised and submitted, but no letter of approval has been received from the Urban Forester.

Regarding photometric lighting plans and fixture details, the fixture has been revised so that it now has a "hood" or shield that limits light spillage. The previous light would meet the requirements at the property line, but it still did not have a screen from visual perspective.

It is not known what the veterinarian's logo will be to put on the sign, however, the size, shape and color are shown. More details will be provided for sign permitting.

The site plan was revised at the meeting a few weeks ago—it is still the same and shows a pedestrian entrance from the main sidewalk on Randall Drive.

Department Comments, Matt Griffin said he would work with the Engineering Department and the Urban Forester to get their approval in written form. Clarification on the dumpster—petitioner said the dumpster is enclosed with a wooden, shadow-box fence and landscaped with shrubs on three sides. Matt said the Department Comments had been addressed. The Department recommends approval after the concerns/comments of the committee have been addressed.

Mark Rattermann made formal motion for approval of **Docket No. 05050021 ADLS, 96th Street Professional Park, Building 3**, seconded by Steve Stromquist, **APPROVED 3-0**.

9. Docket No. 05060026 ADLS Amend: Fidelity Plaza: Equity Consultants

The applicant seeks approval for a wall sign.

The site is located at 11350 N Meridian and is zoned B-6/Business within the US 31 Overlay.

Filed by Jim Leahy of Premier Sign Group

Jim Leahy, Premier Sign Group, 8500 Keystone Crossing appeared before the Committee representing the applicant. The applicant is requesting a 90 square-foot sign on building tower one located at 11350 North Meridian Street. The sign is very similar in design and type as other signs currently located in Fidelity Plaza.

Department Comments, Matt Griffin. The proposed sign will require a variance from the Board of Zoning Appeals, since it is a second wall sign (this is the second sign facing Meridian Street.) The Department is recommending approval contingent upon the variance being granted. The sign meets the City requirements.

Mark Rattermann moved for approval of **Docket No. 05060026 ADLS Amend, Fidelity Plaza, Equity Consultants, subject to** approval from the Board of Zoning Appeals, seconded by Steve Stromquist, **APPROVED** 3-0.

10. **Docket No. 05060029 ADLS Amend: Meridian Mark I & II**

The applicant seeks approval for a new sign package.

The site is located at 11611 & 11711 N Meridian and is zoned B-3 & B-6/Business within the US 31 Overlay.

Filed by Steve Granner of Bose McKinney & Evans, LLP.

Steve Granner, Zoning Consultant with Bose, McKinney & Evans, 600 East 96th Street, Suite 500 appeared before the Committee representing Zeller Realty. Also in attendance was Tristan Glover, Land Planner. The petitioner appeared before the Board of Zoning Appeals this evening for approval of a variance package.

A wall sign package is being requested for Meridian Mark I and Meridian Mark II for three wall signs on each building. The signs will all be 5 inches deep, polished gold, anodized aluminum letters, as are the existing wall signs on the buildings. The lighting will be halo-effect with neon detail.

There are three locations for signs on Meridian Mark I; a maximum of three signs, one sign on each façade shown. On Meridian Mark II there is a potential of five locations shown, but only three signs are permitted on the building and no more than two on the west façade, no more than one on the north façade, no more than one on the south façade. The signs would be the same color and materials and lighting.

There is an existing ground sign along the Pennsylvania frontage and a variance was needed for the height of the numbers on the address; everything else complies. The landscape plan for the new ground sign was submitted; the landscape plan for the existing signs was displayed in a photo and shows more than adequate landscaping.

The new ground sign (with the variance) will be between Meridian Mark II and US 31. The materials are proposed to be the same as the existing sign that is constructed of granite and gold letters and complies with the Ordinance.

The driving force in trying to put the sign package together was that a lease has been signed with Sunrise Café who will occupy the first floor of Meridian Mark II. The new ground sign will allow a little exposure on Meridian. As a part of the ADLS review, the applicant is requesting an awning (jet black) coming off the door on the north side of the building. The panels on the sign have gold background with black lettering.

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Department Report, Matt Griffin confirmed that the BZA Hearing Officer approved the number of signs and location—the square footage is at 105 square feet.

*Note: There is no signage or logo on the awning for Sunrise Café.

Mark Rattermann made formal motion to approve **Docket No. 05060029 ADLS Amend: Meridian Mark I and II**, seconded by Steve Stromquist, **APPROVED 3-0**.

11. **Docket No. 05060034 ADLS Amend: Parkwood Crossing, bldg 4: Monster**
The applicant seeks approval for a wall sign with logo.
The site is located at 500 E 96th Street and is zoned B-6/Business within the US 31 Overlay.
Filed by Don Miller of A-Sign-By-Design.

Don Miller, A-Sign-By-Design appeared before the Committee representing Monster.Com. The petitioner seeks approval to fabricate and install a wall sign on building #4 at Parkwood Crossing, 500 East 96th Street. The letters are day/night plex—in the daytime the letters are black, at night they are white. The logo is an overlay vinyl of royal blue.

Department Comments, Matt Griffin. The Department had asked to see the samples. Also, additional information was requested on current signage on the building (color and type.)

The petitioner stated there is no other signage on the building. The proposed sign would be on the north elevation facing I-465.

Mark Rattermann moved for approval of **Docket No. 05060029 ADLS Amend, Meridian Mark I and II**, seconded by Steve Stromquist, **APPROVED 3-0**.

12. **Docket No. 05060013 ADLS Amend: Carmel Office Park – Building 4**
The applicant seeks to construct a 10,105 square foot office/warehouse building and associated parking.
The site is located at 389 Gradle Drive and is zoned I1 (Industrial).
Filed by Mark Settlemyre of Foresight Engineering.

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13. **Docket No. 05060035 ADLS Amend: Hamilton Crossing East: Chase Bank**
The applicant seeks approval for 2 wall signs and a building retrofit.
The site is located southeast of 126th St. and US 31 and is zoned B-2/Business within the US 31 Overlay.
Filed by Paul Reis of Drewry Simmons & Vornehm.

Paul Reis, attorney with Drewry Simmons & Vornehm appeared before the Committee representing the applicant. Also in attendance: Lori North, CSO Schenkel Shultz; Greg Snelling, Civil Engineer; Terry Pasterino, Chase Bank; Eric Strickland, The Kite Companies.

The petitioner is seeking permission to install a banking center inside the Hamilton Crossing East Shopping Center.

Greg Snelling, engineer, went over the site plan and explained the location of the bank and the traffic flow. Traffic circulation currently is basically two-way, (Carmel Drive and Pennsylvania Street,) and the main entrance to the center is right in/right out at Carmel Drive. Currently, traffic flows in two directions through the service drive between the two buildings. A one-way drive-thru is proposed with a business window at the south end, the southern-most lane would be a business drop-off window, the middle lane would be an ATM teller, the outside lane would be for a regular teller, and the farthest lane on the outside would be a drive-thru/by-pass lane only for traffic to pass through. Typically, only one car would be exiting at a time because there is only one teller.

The decorative pavement would be left intact, but the concrete will be re-done to modify for a handicap ramp. The major change is the traffic flow going one way.

Signage is also proposed. There are three directional signs for traffic flow.

Lori North, CSO Schenkel Shultz highlighted the plans. Basically, the building is being retro-fit, five years after the center was built. A bridge between the two buildings is to bring them together and mask the fact that a canopy is being added. A lot of care is being taken to match the color and brick so that it will look like the original intention of the building. There will be a minimum of lane signage, plus a "Chase" sign to the back toward Pennsylvania Street, and on the front of the tower will be a "Chase" sign where there has been previous signage.

The logo is blue and white; the signage will be aluminum face similar to the current signs installed by Kite. There is also pylon signage. The bank signage on the lanes will also be aluminum face, corporate signage, blue stripe at the bottom; the directional signage will be aluminum, "Kite" at the bottom to match existing, on-site signs, and vinyl directional signage above at various locations specified earlier.

Paul Reis stated that the second sign is not allowed under the Ordinance and the petitioner will be going before the Board of Zoning Appeals to allow the second sign. The size of the sign is in accordance with the Ordinance, however, the additional sign is not allowed.

Department Comments, Matt Griffin. The petitioner has touched on most of the items reflected in the Department Report. Scott Brewer will need to see a revised landscape plan. Also, is any additional signage planned for the front elevation near the canopy that would say "Do Not Enter" or something to alert traffic?

Greg Snelling said that once a motorist is perpendicular to the building, the “Do Not Enter” sign becomes visible. There is an advance warning, second sign; by no left turn---no right turn—hoping that motorists would abide by the previous sign knowing they cannot proceed.

Matt Griffin said the Department recommends approval after all comments and concerns have been addressed.

Mark Rattermann commented that the center had a mediocre traffic flow before, and this will make it worse! The proposal includes a proliferation of signs that will direct traffic to places it would normally not go. This is all being done to accommodate one tenant—it is not acceptable!

Jerry Chomanczuk wondered if any consideration had been given to traffic coming from the reverse.....

Mark Rattermann said he had also considered that, but the car windows would need to be open on the left side; the tenant is on the wrong side. The right in/right out makes this a difficult site and it has always been difficult in that regard. Traffic is being put through a maze.

Paul Reis responded that when traffic goes north and it is apparent that they cannot turn left to get to 31, they turn right and proceed through the center to Pennsylvania Street and the traffic light—the same route they take now.

Mark Rattermann reiterated his position. Mark was not in favor of putting more signs on this parcel to direct traffic to a place it would not normally go. This is about changing the entire traffic pattern of this center in order to accommodate one tenant, a branch bank, which has a lot of traffic issues anyway.

Jerry Chomanczuk said he had no issues with the connecting bridge, colors could match; however, the directional flow is not self-contained.

Steve Stromquist commented that the proposal might actually improve traffic flow in the long run, although it would take a while to get used to it.

Mark Rattermann made motion for approval of **Docket No. 05060035 ADLS Amend, Hamilton Crossing East, Chase Bank**, seconded by Steve Stromquist, **MOTION DENIED** 1 in favor, two opposed (Rattermann, Chomanczuk.)

14. **Docket No. 05060008 ADLS Amend: Raphael’s Joy**

The applicant seeks exterior renovations, landscaping, signage, and garage conversion to office use. The site is located at 40 N. Range Line Rd and is zoned B2 within the Old Town Overlay.

Filed by Carolyn Berghuis for Raphael’s Joy.

Carolyn Berghuis appeared before the Committee representing Raphael’s Joy located at 40 North Range Line Road. The petitioner is proposing certain exterior renovations. The home is a red

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brick, turn-of-the-century home with a lot of potential. Historic colors will be carried out in soft earth tones that will be warm and inviting—in keeping with the Old Town Overlay. The proposed paint colors will blend with the sign and the brick. The detached garage will be converted into 150 square feet of office space; the house has a reception area, two offices, a handicap restroom, and a small “break” room. The offices are approximately 10X12.

The main change on the exterior is where the overhead garage doors are located. The area will be wood and match the rest of the house—all of the brick will remain.

The parking computes to 8 spaces, actually the entire back yard. Access is from First Avenue NW, and will utilize the existing access into the parking lot.

Department Comments, Matt Griffin. The parking is existing; otherwise, the modifications being made include removing some existing overgrown landscaping and adding additional landscaping around the building—Scott Brewer’s approval is needed. Otherwise, the Department is recommending approval after Committee concerns have been addressed.

Mark Rattermann moved for approval of **Docket No. 05060008 ADLS Amend, Raphael’s Joy**, subject to landscape approval, seconded by Steve Stromquist, **APPROVED 3-0**.

15. **Docket No. 30-03 DP/ADLS: Clarian North Hospital**

The applicant seeks approval/clarification on approved landscaping plan. The site is located at NW corner 116th/US 31 and is zoned PUD within US 31 Overlay. Filed by Joseph Scimia of Baker and Daniels, LLP.

Joe Scimia, attorney, Baker & Daniels appeared before the Committee representing Clarian North Hospital. Also in attendance: Adam Kaiser, construction representative of Clarian Health Partners.

The petitioner is seeking confirmation/clarification regarding the ADLS approval granted last year. At issue is the landscape plan. The project located on 116th Street and US 31 has a very odd property line along the east because of the US 31 expansion plans; the eastern property line gets wider heading south. It is wider at the intersection of 116th Street to accommodate future improvements.

Located to the east of the project and along the edge is existing, natural vegetation on both sides of the property line. At the time the project was reviewed for ADLS, landscape plans were presented and existing vegetation on the site was identified. The vegetation on the south side of the property is not on the Clarian property but is within the US 31 right-of-way.

Clarian North Hospital applied for and obtained a permit from the Indiana Department of Transportation to remove the existing vegetation on the south side of the property line. When Mr. Brewer was advised of the plans to remove the vegetation and became concerned that some of the Plan Commission may have believed that the vegetation was going to remain at the time the landscaping was installed.

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The zoning ordinance requirements state that existing vegetation be shown in the landscape plan. The informational packets provided the actual landscape plans that were approved last year by the Plan Commission as part of the ADLS.

Clarian is planting in excess of 1,500 new trees and shrubs on this site. If you look behind the fence line, you can see there is basically a “nursery” growing there now in anticipation of the planting season. The scrub runs along the property line and is consistent with what has happened at the 116th Street corridor as the projects along the corridor have developed.

Extensive care was paid to the eastern property line where there is a recessed dock in the area. Every effort was made to screen the dock area. There are a significant number of plantings along the property line. From Clarian’s standpoint, the concern is that such extensive landscaping would not have been provided along the corridor if the landscaping were to be screened by the scrub that exists there today. It has always been the intention to remove the scrub from the front so that the actual landscaping would be visible.

Secondly, the majority of what is being focused on is not within the jurisdiction of the Plan Commission because it is in the right-of-way and the necessary permits were obtained from the State in order to remove the scrub.

Lastly, Jud Scott with Vine & Branch prepared an inventory of the trees and shrubs. According to the Ordinance, within the US 31 Overlay Zone, 70% of the trees that are 9 inches in caliper at breast height should be preserved unless the Plan Commission proves otherwise. According to the inventory of the site, there is a grand total of 11 trees that are at least 9 inches or better and meet the requirement. Of that 9, a couple of them are listed as poor and some serious problems. There are two that meet that requirement on the other side. If 70% of those 11 were to be saved, there would be a difference of 7 trees and Clarian is planting over 1500.

At this time, Clarian is asking for clarification that the ADLS did not require Clarian to maintain the scrub that was authorized for removal by INDOT as well as the existing scrub located along the property line. Clarian would then go with the plantings that are specifically identified as such on the landscape plan.

Clarian is asking for approval that the vegetation along the eastern property line can be removed consistent with the INDOT approval and with the understanding that Clarian would be installing the landscape specifically required by ADLS.

Department Comments, Matt Griffin. Matt asked for clarification of the number of trees in the northern property line that are not within the right-of-way.

Joe Scimia responded that on the north area, it is inventory numbers 1 through 11.

Matt Griffin said the Department has no additional comments at this time. In reviewing the files, there are notations in these areas that the scrub will be removed in the future. The final decision rests with the Special Study Committee at this time.

Jerry Chomanczuk said he drives by this site all the time and the scrub provides excellent screening—you can't see the first floor of any of the buildings, you don't see the docks, the roadway, the parking, the utility building. However, it is scrub brush.

Mark Rattermann commented that whether it is scrub or not, it will be replaced with quality trees and maintained—it should be approved.

Mark Rattermann made formal motion to approve **Docket No. 30-03 DP/ADLS, Clarian North Hospital**, and ratify the removal of the scrub brush, seconded by Steve Stromquist, **APPROVED 3-0.**

There being no further business to come before the Committee, the meeting was adjourned at 10:25 PM.

Jerry Chomanczuk, Chairperson

Ramona Hancock, Secretary